

July 23, 2003 BS



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03SR0323

Eleanor S. Temple

Bermuda Magisterial District  
2701 Shields Road

**REQUEST:** Renewal of Manufactured Home Permit 96SN0121 to park a manufactured home in a Residential (R-7) District.

**RECOMMENDATION**

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

**CONDITIONS**

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

## GENERAL INFORMATION

### Location:

Property is located at 2701 Shields Road. Tax ID 796-659-8191 (Sheet 26).

### Existing Zoning:

R-7

### Size:

.687 acre

### Existing Land Use:

Residential

### Adjacent Zoning and Land Use:

North - R-7; Residential  
South - R-15; Residential  
East - R-7; Residential  
West - R-15; Vacant

### Utilities:

Private well and public sewer

### General Plan:

(Chester Village Plan)

Residential  
(1.01 to 2.50 units per acre)

## DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 96SN0121 to park a manufactured home in a Residential (R-7) District. The first permit was issued on September 27, 1995. However, the applicant has parked a mobile home on this property since the 1950's.

The manufactured home is located on property belonging to the applicant.

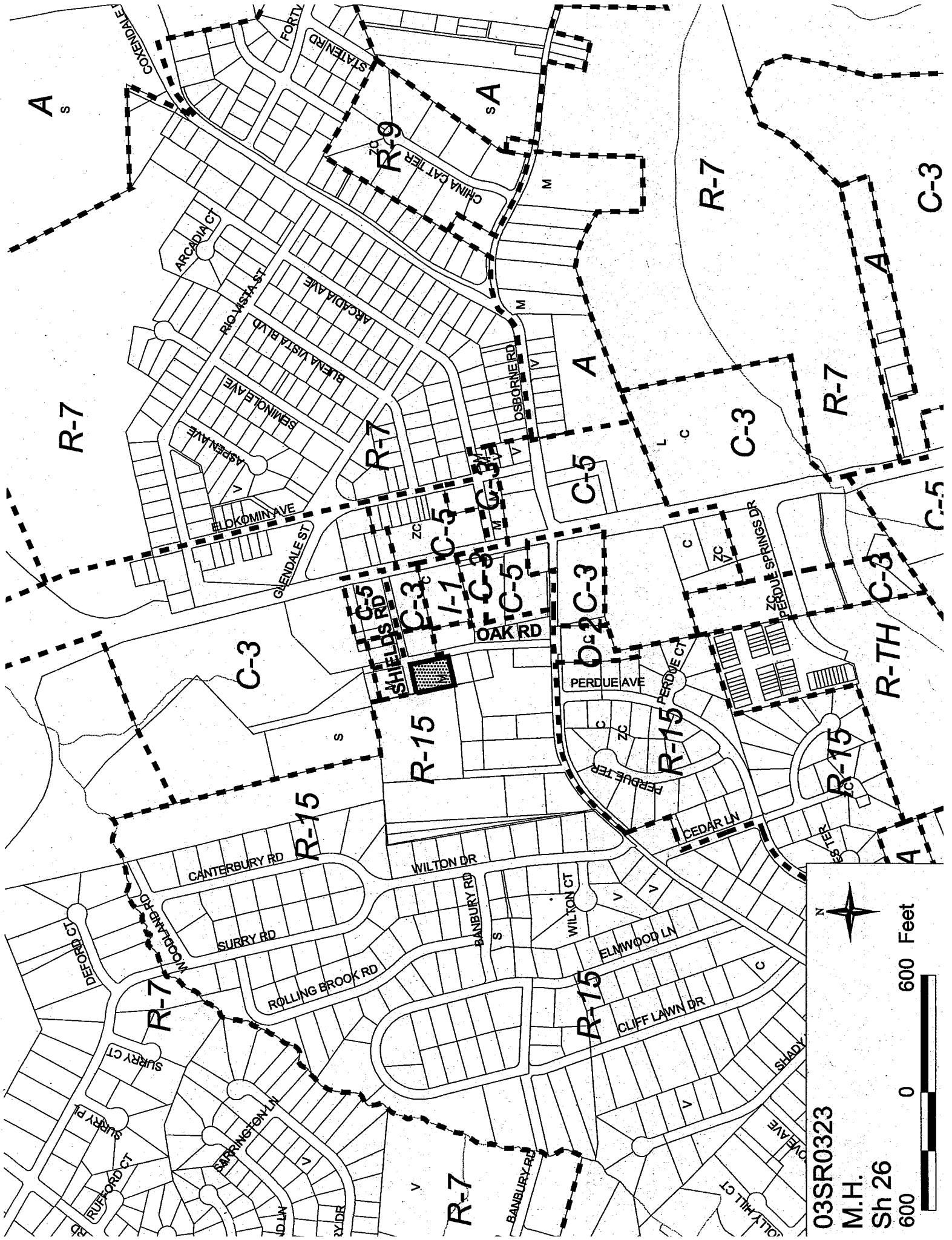
The property is served by private well and public sewer.

The Health Department has reported there is no environmental health hazard in existence.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Chester Village Plan for residential use. Adjacent properties are zoned Residential (R-7 and R-15). Development in this area has started and gives the neighborhood a stable residential character. If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1950's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



0 600 Feet

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M.H.

Sh 26

600